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SALES AUTHORITY



COMPUTER INFO.

Mobile/Baldwin County, Alabama 7-19-89

To ROBERTS BROTHERS, INC. REALTORS

In consideration of your agreement to list my/our real property in your office in your customary manner and to use your efforts to procure a purchaser, I/we hereby grant to you the exclusive, irrevocable right and privilege to sell my/our real property known as:

Address: 3480 1410 Church Street

Legal Description: 3480

Upon the terms set forth herein and on profile sheet attached at a price of \$ 42,500 or at any other lower price or terms acceptable to me/us.

1. I/we agree to pay you a cash commission of 7% of the gross amount of any sale, agreement to sell, or exchange, which may be negotiated during the existence of this contract. The term "sale" shall be deemed to include any exchange or trade to which I/we consent. In the event of an exchange or trade, you are permitted to represent and receive compensation from both parties.

2. If during the existence of this contract the property is sold by you, or me/us, or anyone else, or if you produce a purchaser ready, willing and able to purchase the property; or if within 30 days after the expiration of this contract, a sale is made to any person who was shown the property, or to whom it was presented for sale, I/we agree to pay you a commission as stipulated in next above paragraph, provided that you make known to me/us in writing, the names of anyone to whom you have shown or presented the property, unless such sale is made through a licensed real estate broker of this State.

3. This contract shall expire at midnight Jan 19, 19 90

4. We hereby authorize you to have access to said property; to place a For Sale sign thereon; to advertise as you deem best, to place property in MLS System, to accept and hold cash or checks as earnest money deposits tendered with offers to purchase said property and to procure any instruments necessary to convey title. No earnest money check is to be deposited by you until after acceptance of an offer or counteroffer on said property.

5. The placement of a Loc-Box on this property is hereby authorized. I agree that you shall not be responsible in any manner for loss or damage of personal or real property due to vandalism, theft, freezing water pipes, or any other damages or loss whatever. I further acknowledge that you have advised me to obtain "vacancy coverage" from my insurer in the event the property is to be vacant.

6. I/we agree to furnish an owner's guarantee of title; to convey a merchantable title by warranty deed; to prorate taxes through the date of conveyance of title; to pay off all public improvements assessed against the property or any other encumbrances against the property. (Unless otherwise agreed upon in writing).

7. I/we further agree that in the event of forfeiture of any earnest money deposits by prospective purchasers of said property during the existence of this agreement, or any extensions thereof, such deposit shall first be applied toward payment of expenses incurred by you in connection with the consummation of transaction; you shall furnish me/us, with an itemized statement of these expenses and the remainder of such funds, if any, shall be equally divided between you and me/us, with broker's share not to exceed commission as stated in paragraph #1 above.

8. All improvements and appurtenances are included in the purchase price, including if now in or on the property, the following: lighting fixtures and their shades; drapery and curtain HARDWARE; window shades and blinds; window and door screens; stationary laundry tubs; water heater; heating and air conditioning equipment; smoke detectors; water pump and pressure tank; built-in kitchen appliances including garbage disposal; awnings, mail box, T.V. antenna, ceiling fans, all plantings.

9. Heating, cooling, plumbing, and electrical systems and all included appliances shall be warranted by the Seller to be in working order at the time of conveyance of the property.

10. Agent shall obtain and deliver to purchaser at closing, at Seller's expense, a letter from bonded termite control company, stating that the structure of the dwelling is free of termite and beetle infestation and damage. Should Seller have a termite bond on the property, bond will be assigned to Purchaser at closing.

11. This property may be sold on the following terms, (Check terms applicable) ☐ VA, ☐ FHA, ☒ Conventional, ☐ Equity, ☒ Cash, ☐ Vendor's Lien with terms of mortgage discount rate at closing. If sold on a VA loan, I agree to pay the prevailing mortgage discount rate at closing. If sold on an FHA loan, I understand the payment of mortgage discount is negotiable. Mortgage discount has been explained to me by the listing agent.

12. The commission payable to the agency in this sale is not set by the Mobile County Board of Realtors or anyone else, but is negotiable between the seller and the agency. It is illegal to discriminate in the sale or lease of real estate because of race, color, religion, or national origin.

13. HomeGuard Home Warranty has been explained to me/us. I/we (will/will not) offer the Warranty.

I/we hereby declare that any and all information furnished herein, on Seller's Disclosure Statement attached, and on profile sheet attached has been read by me/us and is true and accurate to the best of my knowledge and belief. I/we declare herewith that, with the exception of any mortgages or lien holders whose identity have been made known herein, I/we are the sole holder of title to the said property and its appurtenances; and that I/we are not under any obligation to any other party or agent as a result of any sales authority agreement pertaining to the above listed property. I/we agree to hold you harmless from any damages or expenses arising from inaccurate or incomplete information provided by me/us.

Listing Agent: David Keen Phone: 343-2900 473-6942 Owner/Seller: Marjorie T. Ragosa Phone: 126-82-6194

Owner/Seller's: 126-82-6194
Owner's Soc. Sec. #

HOMEQUITY CONTACT YES/NO

SELLERS ESTIMATED NET SHEET

Selling Price (List)	\$ 42,500
Less:	
Mortgages (Seller's Estimate)	\$ 29,000
Gross Equity	\$ 13,500
Less:	
Owner's Title Insurance	286.
Termite Inspection & Report	55.
Brokerage Fee (7 %)	2,975.
Legal Fees (Deeds, Misc.)	55.
Mortgage & Note (On VA)	
Discount Points	
Closing Fee (On VA)	
Tax Proration	200.
Interim Interest Other	
Repairs	
Approximate Total Costs	3,371.
Approximate Seller's Proceeds	\$ 10,129.

All estimated expenses are approximate and not represented to be exact, and can only be based upon information available at this time. Said expenses could fluctuate with unpredictable circumstances and will even depend upon the date the sale is closed. The expenses actually incurred will be reflected in the statement furnished at closing.

THE ABOVE FIGURES ARE APPROXIMATE, ARE NOT GUARANTEED AND IN NO WAY AFFECT THE SALES CONTRACT BETWEEN THE BUYER AND SELLER.

Prepared by Roberts Brothers, Inc., and received by the seller at the time this sales authority was presented this day of 19 89.

LISTING AGENT: David Keen OWNER/SELLER: Marjorie T. Ragosa
OWNER/SELLER:



BROKER CODE _____ MLS# _____
MULTIPLE LISTING SERVICE OF
MOBILE COUNTY BOARD OF REALTORS
CLASS 1 OR CLASS 5

1 OR 5
RES WATR

CLASS 1 ☐ RESIDENTIAL CLASS 5 ☐ WATERFRONT RESIDENTIAL

KEYWORDS: Fill in the boxes for each Keyword. (R)'s denote required entries for adding a listing. All figures must be current mortgage information. List assumption escalation estimates in remarks.

LOCATION/DESCRIPTION	AREA (R)	AD: (R)		HOUSE NUMBER		COMPASS POINT	STREET NAME		NEW - NEW UC - UNDER CONSTRUCTION UNK - UNKNOWN	
	IN: (R)	SD: (R)		INTERSECTING STREET		SUBDIVISION		YR: (R)		APPROXIMATE YEAR BUILT (ENTER CODE OR YEAR)
	LS: (R)	LB: (R)		LOT SIZE		LOT BLOCK UNIT		HM: (R)		HOMESTEAD EXEMPTION (Y=YES N=NO)
	(SEE SCHOOL ABBREVIATIONS TABLE)									
FINANCIAL INFORMATION	ES: (R)	MD: (R)	HS: (R)	LV: (R)	TI: (R)	TAX ASSESSOR MAP BOOK I.D. NUMBER (NIB)				
	1B: (R)	2B: (R)	3B: (R)	4B: (R)	5B: (R)	1ST BEDROOM DIMENSIONS				
	KT: (R)	LR: (R)	DR: (R)	FR: (R)	ST: (R)	KITCHEN DIMENSIONS				
	LP: (R)	MA: (R)	PI: (R)	PT: (R)	LIST PRICE					
OFFICE INFORMATION	IT: (R)	MG: (R)	2M: (R)	2P: (R)	1ST MORTGAGE INTEREST RATE					
	EQ = LP - MA - 2M	CF: (R)	EQUITY WILL BE CALCULATED							
	LA: (R)	ON: (R)	BP: (R)	CS: (R)	LISTING AGENT (LAST NAME FIRST)					
	DL: (R)	XD: (R)	DAY DATE LISTED (NIB)							

FEATURES: For Adding a Listing underline the appropriate Feature selection(s). Features with an (R) must have at least one selection underlined.

(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)
A. STYLE	B. STORIES	C. BEDROOMS	D. BATHS	E. DINING AREA	F. ENERGY SAVING FEATURES	G. FLOORS	H. WALLS
1. Ranch	1. One	1. One Bath	1. One Bath	1. Breakfast Area Kitchen	1. Extra Insulation	1. W/W Carpet	1. Sheer Rock
2. Colonial	2. One & 1/2	2. One & 1/2 Bath	2. One & 1/2 Bath	2. Breakfast Room	2. Roof Turbines	2. Hardwood	2. Paneling
3. Cottage	3. Two	3. Two Baths	3. Two Baths	3. Dining "L"	3. Power Roof Vents	3. Parquet	3. Wallpapered
4. Country	4. Three	4. Two & 1/2 Baths	4. Two & 1/2 Baths	4. Separate Dining Rm.	4. Double Pane Windows	4. Vinyl	4. Plaster
5. Contemporary	5. Split-Level	5. Three Baths	5. Three Baths	5. Living Rm/Dining Combo	5. Thermal Doors	5. Ceramic Tile	5. Brick
6. Spanish	6. Tri-Level	6. Four or more	6. Four or more	6. Dining Rm/Kitchen Combo	6. Solar Screens	6. Other Tile	6. Other-Specify in Remarks
7. Victorian	7. Other-Specify in Remarks	7. Split Bedrooms	7. + 1/2 Bath	7. Great Rm/Dining Rm Combo	7. Ceiling Fans	7. Brick	7. Other-Specify in Remarks
8. English Tudor Home		8. Master Up	8. Jacuzzi Type	8. Breakfast Bar	8. Storm Windows	8. Other-Specify in Remarks	8. Other-Specify in Remarks
9. Patio Home		9. Master Down	9. Hot Tub Inside	9. Other-Specify in Remarks	9. Heat Recovery System	9. Storm Doors	9. Storm Doors
10. Town House			10. Hot Tub Outside				
11. Zero Lot Line							
12. Condo							
13. Mobile Home							
14. Proposed Construction							
15. New Construction							
(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)
I. ROOF	J. HEATING	K. COOLING	L. OTHER ROOMS	M. PARKING	N. FIREPLACE	O. UTILITIES	P. PRESENT FINANCING
1. Composition	1. Central Gas Heat	1. Central Air-Electric	1. Family Room	1. Attached	1. Family Room	1. Sewage-City	1. VA Non-Qualify
2. Built Up/Gravel	2. Central Electric Heat	2. Central Air-Gas	2. Recreation Room	2. Detached	2. Great Room	2. Sewage-Septic	2. VA Qualify
3. Asbestos/Slate	3. Heat Pump	3. Heat Pump	3. Study	3. Single Garage	3. Living Room	3. Sewage-City Available	3. FHA Non-Qualify
4. Timberline	4. Floor Furnace	4. One Window Unit	4. Living Room	4. Double Garage	4. Master Bedroom	4. Water-Well	4. FHA Qualify
5. Shake	5. Wall Furnace	5. 2 or More Window Units	5. Great Room	5. Single Carport	5. Wood-Burning	5. Water-City	5. FHA 235
6. Tile	6. Space Heater(s)	6. Two or More Systems	6. Sitting Room	6. Double Carport	6. Gas Logs	6. Gas-Natural	6. Conventional
7. Other-Specify in Remarks	7. 2 or More Systems	7. No Air	7. Office/Sewing Rm.	7. No Garage/Carport	7. Decorative Only	7. Gas-Burane	7. Conv. Non-Escalating
	8. Solar	8. Attic Fan	8. In-Law Suite	8. 3 or More Covered Spaces	8. Masonry	8. Total Electric	8. ARM
	9. Other-Specify in Remarks	9. Other-Specify in Remarks	9. Basement	9. Storage Room	9. Prefabricated	9. Freestanding	9. Bond
			10. Utility Rm. - Inside		10. Presently Inoperative	10. No Fireplace	10. Vendors Lien
			11. Utility Rm. - Outside				11. Second Mortgage
			12. Other-Specify in Remarks				12. Corporate Owned
							13. Mortgage Non-Assumable
							14. Clear
							15. Other-Specify in Remarks
(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)	(R) (NIB)
Q. LOT DESCRIPTION	R. SHOWING INSTRUCTIONS	S. POSSESSION	T. PHOTO INSTRUCTIONS	U. UTILITIES	V. APPLIANCES	W. MISCELLANEOUS - INTERIOR	X. MISCELLANEOUS - EXTERIOR
1. Less than 1 Acre	1. Call Broker/Appointment/Key in File	1. At Closing	1. Photo Requested	1. Sewage-City	1. Refrigerator	1. Smoke Detector	1. Open Porch
2. One to 3 Acres	2. App't. Required - Lock Box	2. 1-15 Days	2. Photo Supplied by Listing Office	2. Sewage-Septic	2. Range-Gas	2. Intercom	2. Enclosed Porch
3. Three Acres or More	3. Appointment Only	3. 16-30 Days	3. Sketch of Property (Supplied by Listing Office)	3. Sewage-City Available	3. Range-Electric	3. Burglar/Fire Alarm	3. Patio
4. Corner Lot	4. Vacant - Lock Box	4. 31 or more Days	4. No Photo Requested	4. Water-Well	4. Double Oven	4. Vaulted-Ceiling	4. Covered Patio
5. Wooded Lot	5. Vacant - Key in File	5. Negotiable		5. Water-City	5. Self-Cleaning Oven	5. Drapes	5. Swimming Pool-Vinyl
6. Cul-de-Sac	6. Call Broker 1st - Lock Box	6. Other-Specify in Remarks		6. Gas-Natural	6. Cul-de-Sac	6. Wet Bar	6. Swimming Pool-Gunite
7. Golf Course	7. L.A. Must Be Present			7. Gas-Burane	7. Waterfront	7. Separate Ice Maker	7. Automatic Garage Door Opener
8. Waterfront	8. L.A. Has Only Key			8. Total Electric	8. Walk-In Closets	8. Walk-In Closets	8. Barbecue
9. Irregular - Specify in Remarks	9. Builders Key			9. Freestanding	9. Dryer	9. Attic Stairs	9. Storage Building
	10. Tenant Occupied			10. No Fireplace	10. Trash Compactor	10. Home Warranty	10. Yard Sprinkler
	11. Caution Pets				11. Central Vacuum	11. Sky Lights	11. Fenced
	12. Other-Specify in Remarks				12. Jennaire Type	12. Handicap Features	12. Termite Bond
					13. Food Center		13. Deck
							14. Guest House/Apartment
							15. Satellite TV Dish

BROKER INFORMATION ON REVERSE SIDE OF WHITE COPY.

Information contained on this form is accurate to the best of my/our knowledge. Seller acknowledges receipt of copy.

Seller's Signature

Marjorie F. Lagoda



SELLER'S DISCLOSURE STATEMENT

To ROBERTS BROTHERS, INC. REALTORS

This Disclosure Statement is to be attached and made a part of the Sales Authority dated: _____
on the property located at: _____

A. ARE YOU (SELLER) AWARE OF ANY PROBLEMS OR POTENTIAL PROBLEMS, PAST OR PRESENT, WITH ANY COMPONENT OF YOUR PROPERTY (Defects, Malfunctions, etc.) ☐ YES ☐ NO If yes, check appropriate space(s) below.

- | | | | |
|---|---|---|-------------------------------------|
| ☐ Interior Walls | ☐ Floors | ☐ Exterior Walls | ☐ Insulation |
| ☐ Roof(s) | ☐ Windows | ☐ Foundation | ☐ Slab(s) |
| ☐ Driveways | ☐ Walls/Fences | ☐ Electrical Systems | ☐ Pool |
| ☐ A/C & Heating System | ☐ Plumbing/Sewer/Septic/Well | | ☐ Basement |
| ☐ Other (Describe) | | | |

Middle bedroom corner roof leak.

If any of the above is checked, please explain. (Attach additional sheets if necessary) _____

B. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:

- | | |
|--|---|
| 1. Room additions, structural modifications, or other alterations, or repairs not in compliance with building codes or made without necessary permits. | ☐ YES ☒ NO |
| 2. Landfill (compacted or otherwise) on the property or any portion thereof. | ☐ YES ☒ NO |
| 3. Settling from any cause, cracks in slab or foundation, slippage, underground springs, or other soil or structural problems. | ☐ YES ☒ NO |
| 4. Flooding, drainage or grading problems. (Is property in flood plain?) | ☐ YES ☒ NO |
| 5. Damage to any part of the property (repaired or otherwise) from wood infestating insects (termites, beetles, etc.), fire, smoke, flooding, or wind. | ☐ YES ☒ NO |
| 6. Zoning violations, nonconforming uses, violations of "setback" lines. | ☐ YES ☒ NO |
| 7. Homeowner's Association which has any authority over the subject property. | ☐ YES ☒ NO |
| 8. Lawsuits, liens, or judgments against the seller threatening to or affecting subject property | ☐ YES ☒ NO |
| 9. Rights of redemption that will affect subject property. | ☐ YES ☒ NO |
| 10. That the property has ever been tested for radon gas. | ☐ YES ☒ NO |
| 11. That the property is insulated with urea formaldehyde foam insulation. | ☐ YES ☒ NO |
| 12. That the property contains any asbestos materials. | ☐ YES ☒ NO |
| 13. That the property is connected to septic tank. That assessments or connection fees are due. | ☐ YES ☒ NO |

If the answer to any of these is yes, explain. (Attach additional sheets if necessary):

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER.

Seller Margaret F. Rogers Date 7-19-89
Seller _____ Date _____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.

Seller _____ Date _____ Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____



G. DAVID KOEN, GRI
Res. Phone: 205-473-6942
Ofc. Phone: 205-343-2900

Airport Square:
6576 Airport Boulevard
Mobile, Alabama 36608

Lifetime Member Million Dollar Club

